



CAM COUNCIL

Minutes of:	Planning & Highways Committee
Date & Time:	Wednesday 5 th August 2026, 6:30pm
Location:	Cam Council Office, 4 Noel Lee Way, GL11 5PS
Signed:	
Date:	

MEMBERSHIP: Chair – Cllr Grimshaw Vice-Chair – Cllr Green
Cllr Grimshaw, Green, Walker, Fulcher, Temlett, Rees, Dormer

PRESENT: M Grimshaw (Chair), J Fulcher, S Temlett, T Walker, M Rees (18:35pm)
APOLOGIES: R Green, J Dormer,

ABSENT:
IN ATTENDANCE: Clerk, Deputy Clerk, MoP x5

Chair gave thanks to Cllr Fulcher for stepping in and chairing last month.

PH.26.037 RECEIVE apologies for absence
Noted as above

PH.26.038 RECEIVE declarations of interest and requests for dispensations
None to note

PH.26.039 RECEIVE any questions, statements, or submissions from members of the public in attendance
MoP noted issues from Chapel Street.

MoP noted that the Vistry site at Draycott has been working outside the approved hours, this has been through enforcement and seems to have improved.

PH.26.040 APPROVE and sign minutes of the meeting July 2026 as a true and correct record
Committee APPROVED the minutes with no issues to note.

PH.26.041 NOTE any matters arising from the minutes and not covered by agenda Items, (for information only).
No issues to note.

PH.26.042 RECEIVE update on SDCs Local Plan and AGREE actions
On 28th July, Cllr Chandler, Cllr Walker, Clerk and Projects Officer attended a Local Plan workshop for the South of the district organised by SDC and their consultant, Resources for Change. The session was very informative and insightful. Inspired by the format, Cam Parish Council hosted a similar event for local residents on 29th July 2026. The purpose was to support residents in considering and responding to the consultation, while also encouraging a wider discussion about the future of Cam and the community's priorities. The workshop was extremely well attended, with more than 30 residents taking part alongside local Councillors.



This was the very initial stage of the Local Plan process and more detailed workshops will follow.

Clerk has summarised the main points of discussion into a report which will be sent to the Local Plan team.

Committee RESOLVED to APPROVE the document as presented and send on to SDC.

PH.26.043 AGREE observations for new planning applications in the Parish

(L1) lime tree - Whole crown reduction to 12 metres above ground level.

1 Rock Road Cam Dursley Gloucestershire GL11 6LB

Ref. No: S.26/1293/TPO · Validated: Wed 29 Jul 2026

Committee RESOLVED to OBJECT to this application and to refer to the expertise of the arboriculturist on how this very old tree should be treated given the visual impact of this specimen tree. Concern was raised around reducing the height to the extent proposed and whether this would in fact kill the tree based on previous advice given for the Lime Trees at the RBL Field in Upton. History on this tree shows that 10 applications were made in 22 years so perhaps some thought needs to be given to a longer-term solution.

Erection of 11 dwellings, landscaping, drainage and associated infrastructure

Land North East Of Draycott Cam Gloucestershire

Ref. No: S.26/1159/FUL · Validated: Mon 13 Jul 2026

Committee RESOLVED to REFUSE this application with the following observations.

The outline planning application for the Millfields development, granted permission for 450 homes through 5 parcels of land, H1-H5.

H1 - 137 homes originally approved. This was later increased to 141 homes after the discovery of a Roman Villa forced a partial redesign adding 4 additional homes.

H2 - Planning permission agreed 97 homes. An application was made to add one additional 4 bed house, totalling 98 on the site. In addition, Bathurst has submitted a separate application to remove the condition requiring 6 self-build plots. Committee is concerned that the removal of this requirement may be intended to facilitate further residential development on the site, thereby further increasing its overall capacity.

H6 - S.20.116/OUT added an additional 56 homes to the Millfield site. Increasing the numbers from 450 to 506 homes. However, figures stated on P10 of the Design and Access Statement calculate the total homes to be 519.

H7& H8 – Currently at Pre-app stage. These two additional sites look to add somewhere between 180 (as allocated in the draft Local Plan) to 315 (figures from the context master plan June 2022).

Whilst it is difficult to quantify the precise increase, it is evident that there is already a significantly greater number of dwellings than the originally approved scheme of 450 homes. The addition of a further 11 dwellings would exacerbate the cumulative impacts of the development, resulting in a more intensive form of development than previously approved and materially increasing the scale and density of the scheme placing increased pressure on the surrounding infrastructure.

Committee considered that, in order to mitigate the effects of the increasing density, as detailed above and potential overdevelopment of the site, the most appropriate use of this parcel of land would be to retain it as open green space. Preserving this area would provide a valuable visual break within the development, enhance the overall layout, contribute to the health and wellbeing of future residents, and help offset the cumulative impacts arising from the increased number of dwellings.

As per the developers reports dated November 2022, more investigation is needed into potential contamination on the POS section of the site, the wider impact on public health, potential impact on children's wellbeing, the River Cam and the wider environmental impact.

CPC has also been engaged in wider discussions with the landowner regarding its aspirations to deliver a new village centre and was disappointed not to receive any pre-app notification of this application. CPC remains committed to working with the landowner to find creative solutions to ease the burden on local infrastructure given the significant growth in the area. Incorporating this parcel of land into those proposals would provide long-term public benefits and significantly outweighs the limited benefit derived from the provision of a further 11 dwellings.

Erection of a self-build dwelling (Class C3) and a detached garage with associated works.

Land At 15 Hicks Avenue Tilsdown Dursley Gloucestershire

Ref. No: S.26/1164/FUL · Validated: Thu 09 Jul 2026

Committee RESOLVED to REMAIN NEUTRAL with the following observations - Concern was raised over whether this site was large enough to accommodate further development in this area. There was a question whether this resulted in over-development of the site which although has seen some development in the past, could be viewed at being capacity with the existing street scene changed sustainably. Access was a concern, and the reality of the parking situation was questioned. A shared drive is not ideal and whilst it may suit the current residents, it may result in a difficult situation in future when ownership changes. The resulting impact on the parking for No15 was questioned as being practically possible with a very limited turning space for the existing and new property. If the purpose of this property was to accommodate care needs, perhaps an extension of the existing property would make a suitable alternative.

Erection of a first floor side extension

18 Everlands Cam Dursley Gloucestershire GL11 5NL

Ref. No: S.26/1158/HHOLD · Validated: Fri 10 Jul 2026

Committee RESOLVED to SUPPORT this application with no observations

Discharge of condition 33 (contaminated land) from S.21/1875/OUT (appeal: APP/C1625/W/25/3366140).

Land West Of A4135 Draycott Cam Gloucestershire

Ref. No: S.26/1146/DISCON · Validated: Wed 01 Jul 2026

Noted

PH.26.044 NOTE decisions in the parish.

See attached

PH.26.045 NOTE appeals or appeal decisions made within the parish and AGREE actions.

None to note



PH.26.046 RECEIVE monthly report and AGREE actions for**a) Bus shelters**

There is one last stone bus stop to be painted at Woodfields. Committee RESOLVED to look at designing a concept map showing our green spaces and parks, including Jubilee Playing Fields, Cam Peak, Rackleaze, the River Cam and highlighting the nature and wildlife including otters, newts the Marsh Orchard etc some of which already feature on the snickets map

b) Benches**- CONSIDER memorial bench request and AGREE actions**

Committee PROPOSED to site the bench somewhere outside the office rather than Rackleaze.

c) Street signs**d) Litter bins**

The overflowing bin at the bottom of Sandpits has been removed but no replacement.

e) Telephone kiosks**- Cam Green kiosk is disconnected, AGREE actions**

National Grid have confirmed this kiosk has been disconnected. As per the disability access report, the recommendation is that this pavement is not in good condition and should be made accessible for better access to the play area and maintained at a width of 1.2m. The best solution is to install a car park within the play area for disabled access.

Committee RESOLVED to defer the decision on this kiosk until the R&L make a decision on the car park for Cam Green due to the high costs involved in restoration. P&H preferred option is to install a small car park within the play area and invest in a perimeter path connecting to the play area.

f) Heritage assets**g) Noticeboards****- RECEIVE audit on noticeboards in the Parish and AGREE actions**

Clerk to confirm whether SDC will refurbish or replace any boards before we take over ownership. If they do confirm they will refurbish, a timescale should be agreed.

PH.26.047 RECEIVE information, DISCUSS issues and AGREE any actions relating to**a) Closures and roadworks**

[\(https://www.gloucestershire.gov.uk/highways/roads/roadworks/\)](https://www.gloucestershire.gov.uk/highways/roads/roadworks/)

Further road closure on the small land connecting The Quarry to the Yew Tree for sewerage works.

b) Highways

Taits Hill resurfacing completed.

c) PROWs & footpaths

Elstub Lane to be completed on 19th August but Cllr Rees is continuing to liaise with Highways.

d) Pavements**e) Verges & hedgerows**

Signed:

Date:

PH.26.048 Consider budget, approved spend and financial commitments

Community Improvement		Bal. B/Fwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
1	Bus Shelters				10,000.00	1,767.60	8,232.40
3	Footpaths/Kissing gates				22,000.00		22,000.00
5	Handyman Contract				21,000.00	4,405.00	16,595.00
6	Highway Support				4,000.00		4,000.00
7	Neighbourhood Wardens						
8	Social Development Fund				22,500.00	11,007.50	11,492.50
9	SVP Service Level Agree				10,000.00	1,275.00	8,725.00
74	Community Grants				10,000.00	9,968.00	32.00
76	Community Events				10,000.00	869.75	9,130.25
93	Street Furniture				5,000.00	1,395.94	3,604.06
101	Neighbourhood Developm				2,000.00		2,000.00
105	Cam & Dursley Station						
111	Maintainance Fund						
113	Cam Cycleway					817.00	-817.00
114	Sustainability/ Climate Ch				2,000.00		2,000.00
116	CIL (Community Infastruc			21,785.97			21,785.97
				£21,785.97	118,500.00	£31,505.79	108,780.18

Budget commitment for Bus shelters will be carried forward for any large-scale refurbishment or replacement of the Perspex shelters.

Footpath commitment will be drawn down by Highways to cover the cost of footpath resurfacing along High Street.

Sustainability fund of £2,00 was allocated during the budget setting process for the Air Monitoring Station at Draycott. There is a CIL bid going in from SDC for strategic CIL funding to fund the station itself. Once funding is approved, we will find out more.

PH.26.049 Any other Planning & Highways matters for INFORMATION or REFERRAL ONLY

Clerk to investigate what other parishes have protected Stone Stiles.

Cllr Fulcher suggested the Clerk organise a group meeting with neighbouring parishes to look primarily at the new surgery but also wider development issues.

With no further business the meeting closed at 9:12pm

